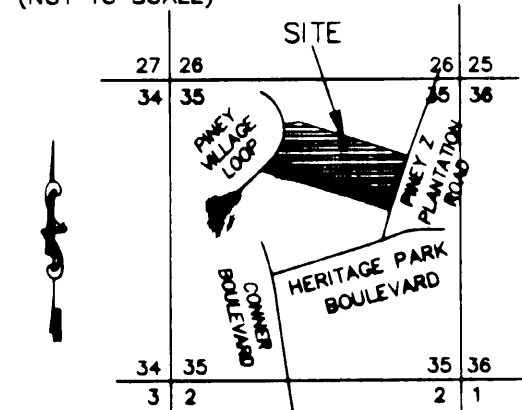


R20020032858  
PUBLIC RECORDS - LEON CNTY FL  
BK: P0013 PG: 00032  
APR 15 2002 09:05 AM  
200 INZER, CLERK OF COURTS

VICINITY MAP  
(NOT TO SCALE)



TOWNSHIP 1 NORTH,  
RANGE 1 EAST,  
LEON COUNTY, FLORIDA

# PINEY Z PHASE 10

A SUBDIVISION LYING IN SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.



ALL PERMANENT REFERENCE  
MONUMENTS ARE MARKED  
WITH A 4" X 4" CONCRETE  
MONUMENT HAVING A METAL CAP  
AS SHOWN, UNLESS NOTED OTHERWISE.

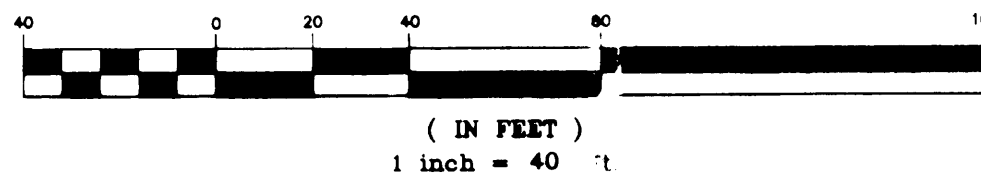


ALL INTERIOR CORNERS ARE  
MARKED WITH A 5/8" REBAR  
WITH A PLASTIC CAP AS SHOWN,  
UNLESS NOTED OTHERWISE.



ALL PERMANENT  
CONTROL POINTS ARE MARKED  
WITH A 4" X 4" CONCRETE  
MONUMENT HAVING A METAL CAP  
AS SHOWN, UNLESS NOTED OTHERWISE.

## GRAPHIC SCALE



APPROXIMATE QUARTER SECTION LINE

### NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- The Bearings for this plat are based upon the Northeasterly boundary of Piney Z Phase 1 (as monumented) being North 71 degrees 57 minutes 16 seconds West as per record plat.
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
- An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.

PINEY Z PHASE 7-B,  
PLAT BOOK 12, PAGE 81

PINEY VILLAGE LOOP  
 $\Delta = 47^{\circ}21'38''$   
 $R = 130.00'$   
 $L = 107.46'$   
 $CD = N17^{\circ}26'51''E$   
 $104.42'$

$\Delta = 02^{\circ}21'49''$   
 $R = 1290.00'$   
 $L = 53.22'$   
 $CD = N42^{\circ}24'13''E$   
 $53.21'$

POINT OF BEGINNING  
THE MOST NORTHERLY CORNER OF  
PINEY Z PHASE 1, A SUBDIVISION AS  
PER MAP OR PLAT THEREOF RECORDED  
IN PLAT BOOK 12, PAGE 54 OF THE  
PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

### LEGEND

- LOT - SET 5/8" RE-ROD #4261 UNLESS NOTED OTHERWISE
- LOT - SET 5/8" RE-ROD #4261 UNLESS NOTED OTHERWISE
- O.R. = OFFICIAL RECORDS
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.T. = CITY OF TALLAHASSEE
- R/W = RIGHT OF WAY
- FCM = Found Concrete Monument (4" x 4")
- FIR = Found Iron Rod (5/8")
- FIRC = Found Iron Rod & Cap (5/8")
- SCM = Set 4" x 4" Concrete Monument with cap #4261
- $\Delta$  = Delta Angle
- R = Radius
- L = Arc Length
- CD = Chord bearing and distance
- PT = Point of Tangency
- PC = Point of Curvature
- PI = Point of Intersection
- O.R. = Official Record Book of Leon County, Florida
- pg. = Page
- RP = Radius Point
- $\odot$  = SRR = Set 5/8" iron rod with cap #4261
- $\square$  = PRM = Permanent Reference Monument
- T = Township
- R = Range
- $\blacktriangle$  = POINT NOT SET
- $\blacksquare$  = set 4" x 4" concrete monument stamped (PCP #4261)
- $\bullet$  = Set Nail & Cap #4261 = PCP = Permanent Control Point (unless noted otherwise)

COMMON OPEN SPACE-  
COMMUNITY CENTER

PINEY Z PHASE 1,  
PLAT BOOK 12, PAGE 54

SUBJECT PROPERTY DOES  
NOT LIE WITHIN THE  
100 YEAR FLOODPLAIN  
AS PER:  
LEON COUNTY, FLORIDA  
ZONE "X"  
120144 03050,  
INDEX: 11/19/97

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE  
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM  
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

TALLAHASSEE CITY COMMISSION  
THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND  
THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT  
THIS 10 DAY OF APRIL, A.D. 2002

MAYOR  
CITY ENGINEER

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS  
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,  
THIS 10 DAY OF APRIL, A.D. 1997

AND USE ADMINISTRATOR

DATE OF LAST FIELD WORK: \_\_\_/\_\_\_/2002.

BOB INZER:  
CLERK OF THE CIRCUIT COURT:

Accepted for filing and recorded this 15 day of  
APRIL, A.D. 2002, in

(BY) Deputy Clerk of the Circuit Court, Leon County, Florida

PLAT BOOK 13 PAGE 32

### DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON  
Know all men by these presents that Piney-Z, LTD., (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, platted as PINEY Z, PHASE 10, and more particularly described as follows:  
A tract of land lying in Section 35, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:  
Begin at a re-rod marked (#4261) marking the most northerly corner of Piney Z, Phase 1, a Subdivision as per map or plat thereof recorded in Plat Book 12, Page 54 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run Northeasterly along the Easterly right-of-way boundary of Piney Village Loop, and along a curve concave to the Northeasterly with a radius 1290.00 feet, through a central angle of 02 degrees 21 minutes 49 seconds, for an arc distance of 53.22 feet, chord being North 42 degrees 24 minutes 13 seconds East 53.21 feet to a concrete monument marked (#4261) marking a point of compound curve, thence run Northeasterly along said right-of-way boundary and said compound curve with a radius of 130.00 feet, through a central angle of 47 degrees 21 minutes 38 seconds, for an arc distance of 107.46 feet, chord being North 17 degrees 26 minutes 51 seconds East 104.42 feet to a concrete monument marked (#4261), thence leaving said right-of-way boundary run North 83 degrees 48 minutes 02 seconds East 50.00 feet to a concrete monument marked (#4261), thence run South 71 degrees 58 minutes 46 seconds East 337.53 feet to a concrete monument marked (#4261) lying on the Westerly right-of-way boundary of Piney Z Plantation Road, thence run South 18 degrees 02 minutes 44 seconds West along said right-of-way boundary 173.40 feet to a concrete monument marked (#4261), thence leaving said right-of-way boundary run North 71 degrees 57 minutes 16 seconds West along the Northerly boundary of said Piney Z Phase 1 a distance of 403.97 feet to the POINT OF BEGINNING containing 1.51 acres, more or less.  
Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:  
1) To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage, stormwater management facilities and other purposes incident thereto as shown hereon.  
2) To the PINEY Z, PHASE 10, Property Owners Association all Open Spaces and Landscape Buffers.

THIS THE 10 DAY OF APRIL, A.D., 2002.

AUTHORIZED SIGNATURE  
Joseph F. Chapman, IV,  
President, Piney-Z, LTD.

AUTHORIZED SIGNATURE  
Leslie A. McLean, II  
City President of Peoples First Community Bank

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON  
Before me this 10th day of April, A.D. 2002, personally appeared Joseph F. Chapman, IV, President of Piney Z, LTD., a Florida limited partnership, on behalf of the partnership, who is personally known to me or who provided a identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA  
sign: Gayle Blanton  
print: Gayle Blanton  
My Commission Expires: November 18, 2006

Commission Number:

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON  
Before me this 10th day of April, A.D. 2002, personally appeared Leslie A. McLean, II, City President of Peoples First Community Bank, who is personally known to me or who provided an identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA  
sign: Debra Johnson  
print: Debra Johnson  
My Commission Expires: September 12, 2005

Commission Number: MY COMMISSION # DD 05631 EXPIRES September 12, 2005

PLAT REVIEWED FOR CONFORMANCE WITH  
CHAPTER 177, FLORIDA STATUTES.

BERTIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

### SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G17-6).

ROBERT D. RODDENBERRY  
Surveyor & Mapper FL Certificate No. 6307

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

PREPARED BY:

DATE

Thurman Roddenberry & Associates, Inc.  
Professional Surveyors and Mappers  
Florida Certificate No. LB 7160

P.O. Box 100 125 Sheldon Street  
Sopchoppy, FL 32358-0100 (850) 982-2538

DATE: 02/11/02 SCALE 1" = 40' DRAWN BY: B.R. COUNTY: LEON  
FILE: PZ10SH1.DWG SEC. 34, T. 1-N, R. 1-E JOB NUMBER: 98-499

SHEET 1 OF 1

VICINITY MAP  
(NOT TO SCALE)

## PINEY Z PHASE 9

A SUBDIVISION LYING IN SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.

PLAT BOOK 13 PAGE 5

Recorded

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE  
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM  
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

PINEY Z PHASE 4,  
PLAT BOOK 12, PAGE 74

PLANTER'S RIDGE DRIVE

BLOCK  
1 2 3 4 5 6 7 8 9  
(BEARING BASE)S89°32'41"E  
301.45'S89°32'41"E  
2261.30'FOUND  
OLD AXLELOT 20  
OR 1778/1246NORTHEAST CORNER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
LEON COUNTY, FLORIDA.CHASES RIDGE  
31-02-04

BLOCK "A"

LINE	DIRECTION	DISTANCE
L-1	N89°52'55"W	200.02'
L-2	S00°30'49"W	172.19'
L-3	S89°51'15"W	181.19'
L-4	N89°47'28"W	165.74'
L-5	S00°08'09"W	84.21'
L-6	S89°47'28"E	70.00'
L-7	S85°35'20"W	224.80'

PLAT REVIEWED FOR COMPLIANCE WITH  
CHAPTER 177, FLORIDA STATUTES.

*J. E. Roddenberry* (FOR)  
BERTIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my  
responsible direction and supervision, is a correct  
representation of the land surveyed, that the Permanent  
Reference Monuments and Permanent Control Points have  
been set and that the survey data and monumentation  
complies with both Chapter 177 of the Florida Statutes  
and with the minimum technical standards for Land  
Surveying (F.A.C. 81G17-8).

*James T. Roddenberry*  
Surveyor & Mapper Fl. Certificate No. 4261  
DATE: 2/26/01

"NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER"

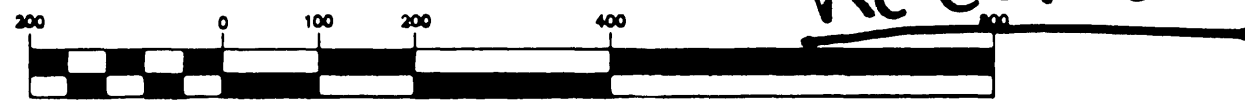
PREPARED BY:

James "Thurman" Roddenberry

Florida Certificate No. 4261  
Professional Land Surveyor  
P.O. Box 100 114 Municipal Avenue  
Sopchoppy, FL 32358-0100 (850) 962-2538

SHEET 1 OF 3

DATE: 11/03/00	SCALE 1" = 200'	DRAWN BY: B.R.	COUNTY: LEON
FILE: PZ9SH1.DWG	SEC. 2 T. 1-S R. 1-E	JOB NUMBER: 00-633	



POINT OF BEGINNING  
SOUTHWEST CORNER OF PINEY Z  
PHASE 4, A SUBDIVISION AS PER MAP  
OR PLAT THEREOF RECORDED IN PLAT  
BOOK 12, PAGE 74 OF THE PUBLIC  
RECORDS OF LEON COUNTY, FLORIDA.

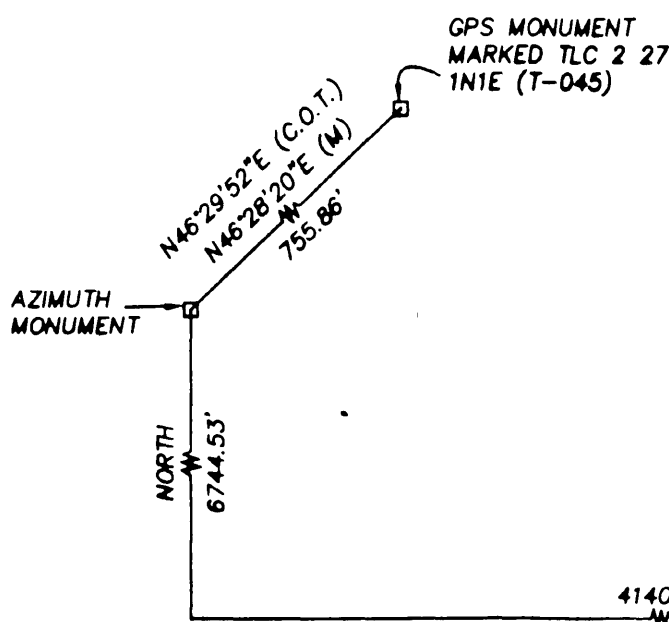
SECTION 35, T-1-N, R-1-E  
SECTION 2, T-1-S, R-1-E  
APPROXIMATE  
SECTION LINE

## LEGEND

- LOT - SET 5/8" RE-ROD #4261 UNLESS NOTED OTHERWISE
- O.R. = OFFICIAL RECORDS  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.T. = CITY OF TALLAHASSEE  
R/W = RIGHT OF WAY  
FCM = Found Concrete Monument (4" x 4")  
FIR = Found Iron Rod (5/8")  
FIRC = Found Iron Rod & Cap (5/8")  
SCM = Set 4" x 4" Concrete Monument with cap #4261
- Δ = Delta Angle  
L = Arc Length  
CD = Chord bearing and distance  
PT = Point of Tangency  
PC = Point of Curvature  
PI = Point of Intersection  
OR = Official Record Book of Leon County, Florida  
pg. = Page  
RP = Radius Point
- = SRR = Set 5/8" Iron rod with cap #4261
- = PRM = Permanent Reference Monument
- T = Township  
R = Range
- ▲ = POINT NOT SET
- = set 4" x 4" concrete monument stamped (PCP #4261)
- = Set Nail & Cap #4261 = PCP = Permanent Control Point  
(unless noted otherwise)

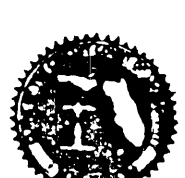
## NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- The Bearings for this plat are based upon the Southerly boundary of Piney Z Phase 4 (as monumented) being South 89 degrees 32 minutes 41 seconds East as per record plat.
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
- An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	1500.00'	486.37'	484.24'	N05°56'51"E	18°34'41"
C-2	1052.00'	276.74'	275.95'	N07°42'02"E	15°04'21"

DATE OF LAST FIELD WORK: \_\_\_\_/\_\_\_\_/\_\_\_\_

BOB INZER:  
CLERK OF THE CIRCUIT COURT:

Accepted for filing and recorded this 19 day of  
APRIL, A.D. 2001, in PG 13, P. 5  
(BY) *John Stott*  
Deputy Clerk of the Circuit Court, Leon County, Florida  
John Stott, Chief Deputy Clerk

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS  
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,  
THIS 28 DAY OF APRIL, A.D. 19 97  
*John Stott*  
LAND USE ADMINISTRATOR

TOWNSHIP 1 SOUTH,  
RANGE 1 EAST,  
LEON COUNTY, FLORIDA

## DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Piney Z Limited, (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, platted as PINEY Z, PHASE 9, and more particularly described as follows:

A tract of land lying in Section 2, Township 1 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Begin at a concrete monument (marked #4261) marking the Southwest corner of Piney Z Phase 4, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 74 of the Public Records of Leon County, Florida, said point also lying on the Easterly right-of-way boundary of Doyle Conner Boulevard. From said POINT OF BEGINNING and leaving said right-of-way boundary run South 89 degrees 32 minutes 41 seconds East along the Southerly boundary of said Piney Z Phase 4 (as monumented) a distance of 301.45 feet to a concrete monument (marked #732), then run South 00 degrees 21 minutes 11 seconds West 816.32 feet to a concrete monument, then run North 89 degrees 52 minutes 55 seconds West 200.02 feet to a concrete monument (marked #4261), then run South 00 degrees 30 minutes 49 seconds West 172.19 feet to a concrete monument (marked #1254), then run South 89 degrees 51 minutes 15 seconds West 181.19 feet to a concrete monument (marked #4261), then run South 00 degrees 10 minutes 12 seconds West 523.27 feet to a concrete monument (marked #732), then run North 89 degrees 47 minutes 28 seconds West 165.74 feet to a concrete monument (marked #732), then run South 00 degrees 08 minutes 09 seconds West 84.21 feet to a concrete monument (marked #732), then run South 89 degrees 47 minutes 28 seconds East 70.00 feet to a concrete monument (marked #4261), then run South 00 degrees 09 minutes 11 seconds West 320.72 feet to a re-rod (marked #4261) lying on the Northerly right-of-way boundary of Apalachee Parkway (U.S. Highway No. 27), then run South 85 degrees 35 minutes 20 seconds West along said right-of-way boundary 224.80 feet to a concrete monument (marked #4261) lying on the intersection with the Easterly right-of-way boundary of Doyle Conner Boulevard, then run Northerly along said Easterly right-of-way boundary and along a curve concave to the Easterly with a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 41 seconds, for an arc distance of 486.37 feet, chord being North 05 degrees 56 minutes 51 seconds East 484.24 feet to a concrete monument (marked #4261), then run North 15 degrees 14 minutes 12 seconds East along said Easterly right-of-way boundary 1224.00 feet to a concrete monument (marked #4261) marking a point of curve to the left, then run Northerly along said right-of-way boundary and said curve with a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 21 seconds, for an arc distance of 276.74 feet, chord being North 07 degrees 42 minutes 02 seconds East 275.95 feet to the POINT OF BEGINNING containing 12.81 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage and other purposes incident thereto as shown hereon.
- To the PINEY Z, PHASE 9, Property Owners Association all Open Spaces and Landscape Buffers.

THIS THE 15 DAY OF March, A.D., 2001.

*Joseph F. Chapman, IV*  
AUTHORIZED SIGNATURE  
Joseph F. Chapman, IV,  
President of Piney Z Development, Inc.

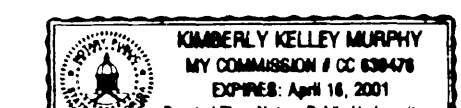
*Boyle Blanton*  
WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON

Before me this 15 day of March, A.D. 2001, personally appeared Joseph F. Chapman, IV, President of Piney Z Development, Inc., a Florida corporation who is General Partner of Piney Z Limited, a Florida limited partnership, on behalf of the partnership, who is personally known to me and who provided an identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA  
sign *Kimberly Kelley Murphy*  
print *Kimberly Kelley Murphy*  
My Commission Expires 4-16-01  
Commission Number: CC 639478



TALLAHASSEE CITY COMMISSION  
THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND  
THIS CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT  
THIS 11 DAY OF APRIL, A.D. 2001.

*John Stott*  
CITY ENGINEER

*John Stott*  
CITY TREASURER CLERK

PG: 00047  
BK: P12  
PUBLIC RECORDS  
AUG 20 1998 03:38 PM  
LEON COUNTY, FLORIDA  
CLERK OF COURTS

Addresses entered  
into PETS 4/10/01  
PLAT BOOK 12 PAGE 47  
CRS

# DANSBY ESTATES

A SUBDIVISION LYING IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

ID#  
11-36-25

NOT REVIEWED FOR  
COMPLIANCE WITH  
CHAPTER 177, FLORIDA  
STATUTES,  
Bertie L. Anglin  
BETTIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL LAND SURVEYOR  
& MAPPER #2296

## GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

## NOTES:

1. This survey is dependent upon EXISTING MONUMENTATION.
2. The Bearings for this plat are based upon the South boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, being North 89 degrees 59 minutes 04 seconds West and being assumed.
3. NO IMPROVEMENTS have been located other than shown hereon.
4. All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (20).
5. The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
6. An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.

## NOTICE:

THERE MAY BE ADDITIONAL  
RESTRICTIONS THAT ARE NOT  
RECORDED ON THIS PLAT THAT  
MAY BE FOUND IN THE PUBLIC  
RECORDS OF LEON COUNTY, FLORIDA.

## NOTICE

THIS PLAT, AS RECORDED IN ITS  
GRAPHIC FORM IS THE OFFICIAL  
DEPICTION OF THE SUBDIVISION  
LANDS DESCRIBED HEREIN.  
AND WILL IN NO CIRCUM-  
STANCES BE SUPERSEDED IN  
AUTHORITY BY ANY OTHER  
GRAPHIC OR DIGITAL FORM  
OF THE PLAT.

## JOINDERS IN DEDICATION

NAME	O.R.B. BOOK	PAGE
PEOPLES FIRST COMMUNITY BANK	2063	1959
"M" OF TALLAHASSEE	2068	2006
SCOTT HOLM AND CHERY HOLM	2063	1180
FRANK A. MIRABELLA	2136	2327
NATIONS BANK	2136	2329
PFP ONE, INC.	2136	2325

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON

Before me this 11<sup>th</sup> day of May  
A.D. 1998, personally appeared William E. Holland, vice president, Piney Z  
Development, Inc., its general partner, who is personally known to me  
or who provided an identification and acknowledged that they executed  
the foregoing dedication freely and voluntarily for the uses and  
purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

SIGN June S. Johnston  
PRINT June S. Johnston

My Commission Expires:

Commission Number:



June S. Johnston  
MY COMMISSION # CC499648 EXPIRES  
December 28, 2001  
BONDED THROUGH TROY FARM INSURANCE, INC.

## LEGEND

- FCM FOUND CONCRETE MONUMENT
- IRC IRON ROD & CAP
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC
- CD CHORD
- CL CENTERLINE
- POINT NOT SET OR FOUND
- NOT TO SCALE
- SET 4"x4" CONCRETE MONUMENT #4261
- COT CITY OF TALLAHASSEE
- ORB OFFICIAL RECORDS BOOK
- (HQA) HOME OWNERS ASSOCIATION

PREPARED BY:

**James "Thurman" Roddenberry**

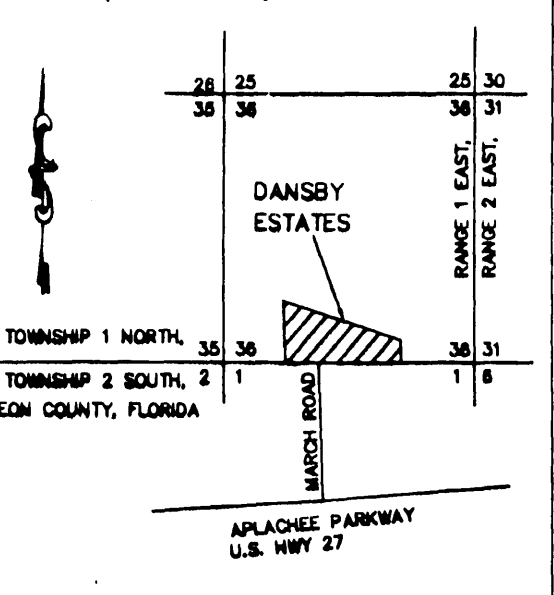
Florida Certificate No. 4261  
Professional Land Surveyor  
P.O. Box 418 114 Municipal Avenue  
Sopchoppy, FL 32358-0418 (904) 962-2538

DATE: 10/24/97  
FIELD: 5/19/98  
SCALE 1" = 300'  
DRAWN BY: T.R. COUNTY: LEON

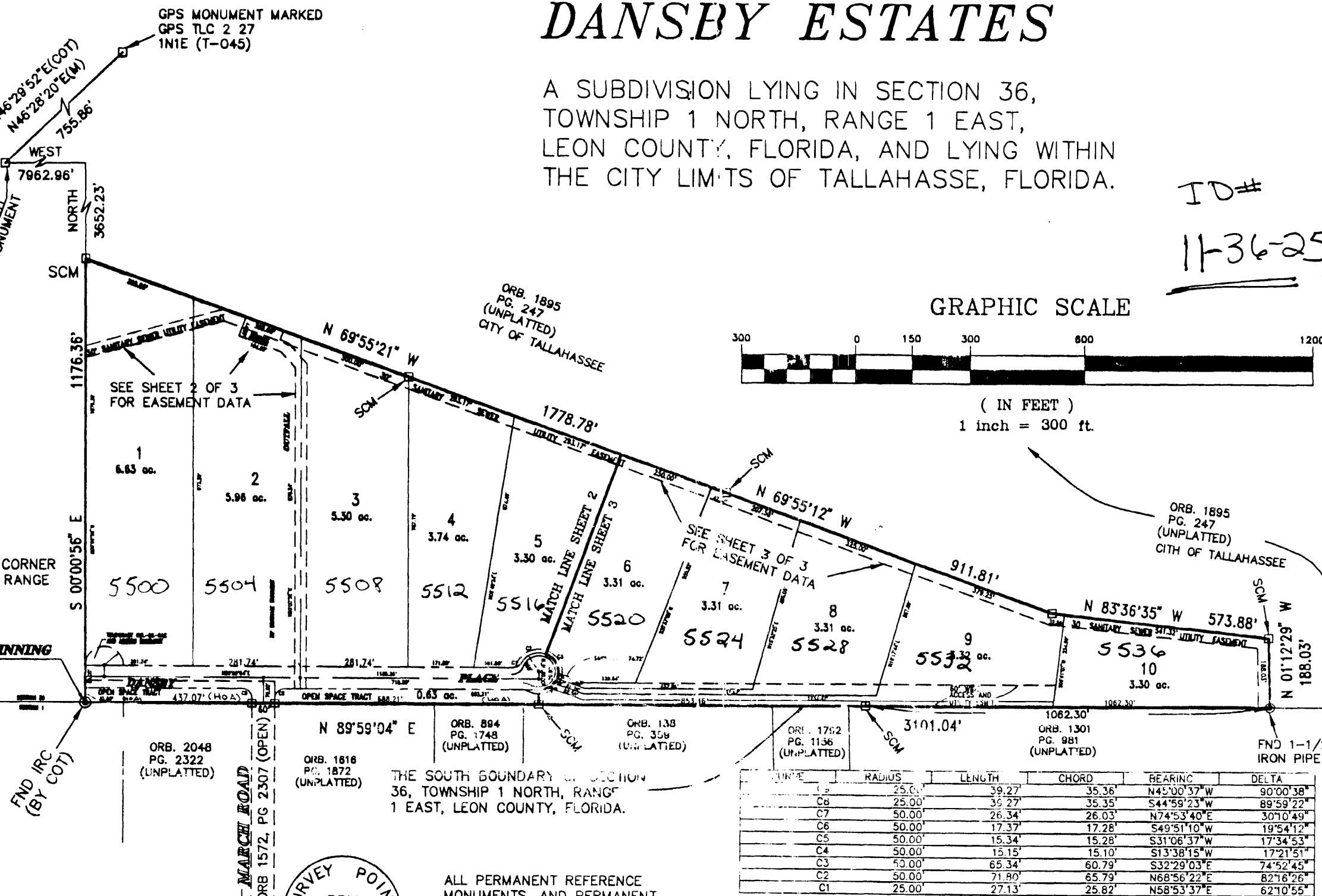
SHEET 1 OF 3

REVISED: 12/19/97  
REVISED: 5/09/98  
REVISED: 4/19/98  
REVISED: 8/17/98

VICINITY MAP  
(NOT TO SCALE)



GPS MONUMENT MARKED  
GPS TLC 2 27  
1N1E (T-045)



**POINT OF COMMENCEMENT**  
OLD AXLE MARKING THE SOUTHWEST CORNER  
OF SECTION 36, TOWNSHIP 1 NORTH, RANGE  
1 EAST, LEON COUNTY, FLORIDA.

**POINT OF BEGINNING**

## DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Piney-Z Ltd., a Florida limited  
partnership, the owner in fee simple of the land shown hereon, platted  
as DANSBY ESTATES and more particularly described as follows:

A tract of land lying in Section 36, Township 1 North,  
Range 1 East, Leon County, Florida, being more particularly  
described as follows:

Commence at an axle marking the Southwest corner of Section 36,  
Township 1 North, Range 1 East, Leon County, Florida and thence run  
North 89 degrees 59 minutes 04 seconds East along the South  
boundary of said Section 36 a distance of 850.95 feet to a iron rod and  
cap (marked COT) marking the POINT OF BEGINNING. From said  
POINT OF BEGINNING continue North 89 degrees 59 minutes 04 seconds  
East along said South boundary 3101.04 feet to an iron pipe, thence  
leaving said South boundary run North 01 degrees 12 minutes 29  
seconds West 188.03 feet, thence run North 83 degrees 36 minutes 35  
seconds West 873.88 feet, thence run North 89 degrees 56 minutes 12  
seconds West 911.81 feet, thence run North 89 degrees 56 minutes 21  
seconds West 1778.78 feet, thence run South 00 degrees 00 minutes  
56 seconds East 1178.36 feet to the POINT OF BEGINNING containing  
44.32 acres, more or less.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON  
AND DO HEREBY DEDICATE THE FOLLOWING:

- 1). TO THE PERPETUAL USE OF THE  
SCHOOL, DRAINAGE AND UTILITY PURPOSES AND ROAD RIGHT-OF-WAYS SHOWN  
AND DEPICTED HEREON. RESERVING, HOWEVER, THE REVERSION OR REVERSIONS  
THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED OR THE  
USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL  
ACTION OF THE PROPER OFFICIALS HAVING CHARGE OF JURISDICTION THEREOF.
- 2). TO THE DANSBY ESTATES HOME OWNERS ASSOCIATION ALL OPEN SPACES  
AS SHOWN HEREON.

THIS THE 11<sup>th</sup> DAY OF May A.D., 1998.

AUTHORIZED SIGNATURE  
William E. Holland, III

WITNESS

Kellie Love

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS  
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,  
THE 28th DAY OF APRIL, 1997.

William E. Holland, III  
LAND USE ADMINISTRATOR

TALLAHASSEE CITY COMMISSION

THE CITY OF TALLAHASSEE, FLORIDA JOINS IN DEDICATION, AND THE  
CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT  
THIS 15<sup>th</sup> DAY OF August A.D. 1998.

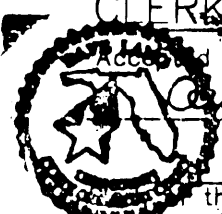
Scott Maddox  
MAYOR

James R. Englich  
CITY ATTORNEY

Paul B. [Signature]  
CITY ENGINEER

CLERK OF THE CIRCUIT COURT:

Filed for files and recorded this 20<sup>th</sup> day of  
August 12 A.D. 1998, in Plat Book, page 47.  
David R. [Signature]  
the Circuit Court, Leon County, Florida





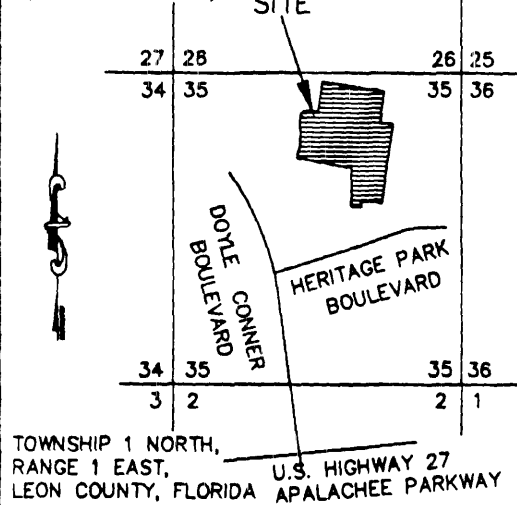






R99054964  
PUBLIC RECORDS IN CNTV FL  
BOOK: R12  
JUL 06 1999 03:49 PM  
DAVE LANG, CLERK OF COURTS

VICINITY MAP  
(NOT TO SCALE)



# PINEY Z PHASE 7-A

A SUBDIVISION LYING IN SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

GRAPHIC SCALE

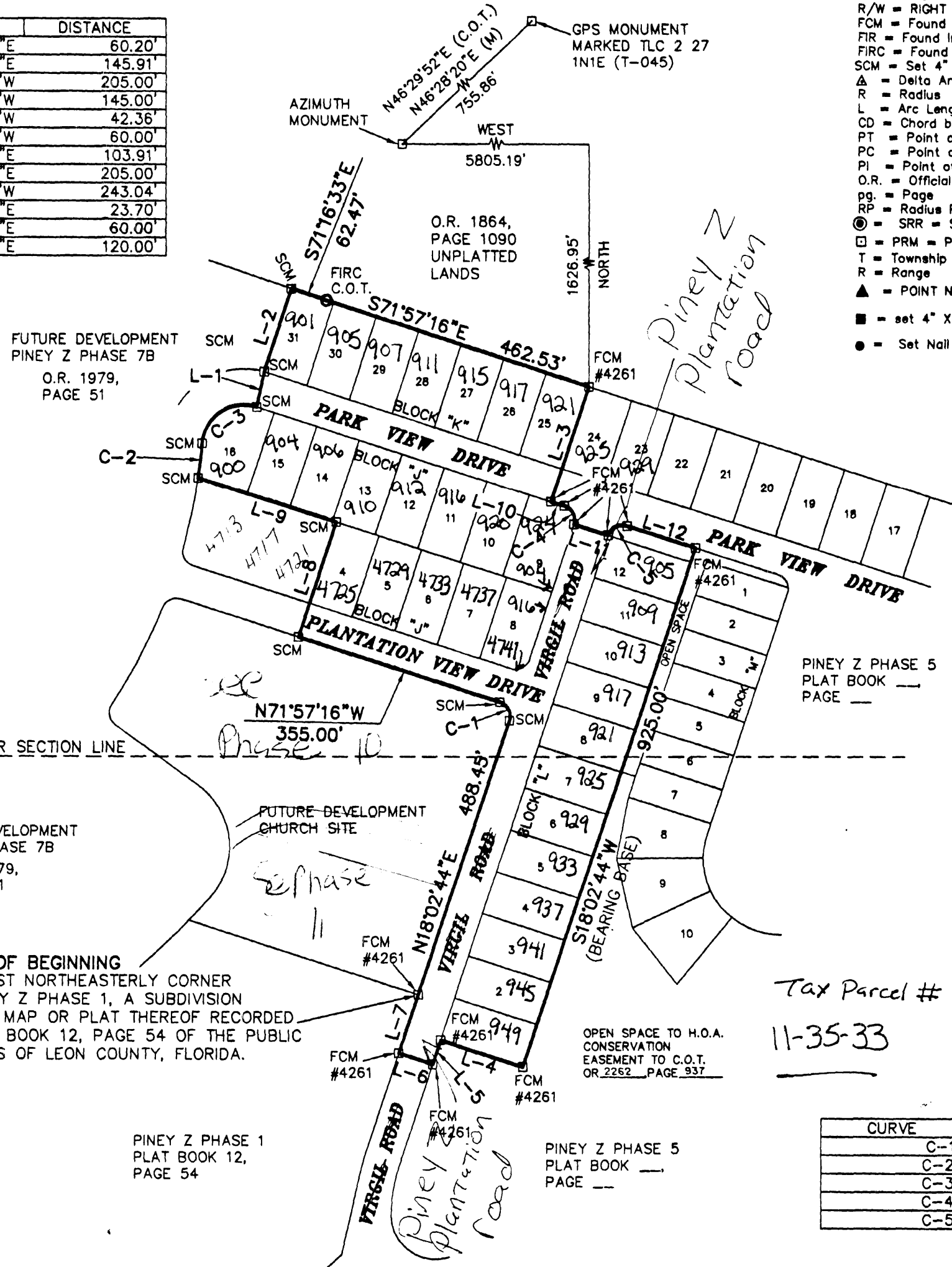


( IN FEET )  
1 inch = 200 ft.

## LEGEND

- LOT = SET RE-ROD #4261 UNLESS NOTED OTHERWISE  
LOT  
O.R. = OFFICIAL RECORDS  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.T. = CITY OF TALLAHASSEE  
R/W = RIGHT OF WAY  
FCM = Found Concrete Monument (4" x 4")  
FIR = Found Iron Rod  
FIRC = Found Iron Rod & Cap  
SCM = Set 4" x 4" Concrete Monument with cap #4261  
Δ = Delta Angle  
R = Radius  
L = Arc Length  
CD = Chord bearing and distance  
PT = Point of Tangency  
PC = Point of Curvature  
PI = Point of Intersection  
O.R. = Official Record Book of Leon County, Florida  
pg. = Page  
RP = Radius Point  
⊙ = SRR = Set 5/8" iron rod with cap #4261  
□ = PRM = Permanent Reference Monument  
T = Township  
R = Range  
▲ = POINT NOT SET  
■ = set 4" x 4" concrete monument stamped (PCP #4261)  
● = Set Nail & Cap #4261 = PCP = Permanent Control Point (unless noted otherwise)

LINE	DIRECTION	DISTANCE
L-1	N11°42'59"E	60.20'
L-2	N18°02'44"E	145.91'
L-3	S18°02'44"W	205.00'
L-4	N71°57'16"W	145.00'
L-5	S18°02'44"W	42.36'
L-6	N71°57'16"W	60.00'
L-7	N18°02'44"E	103.91'
L-8	N18°02'44"E	205.00'
L-9	N71°57'16"W	243.04'
L-10	S71°57'16"E	23.70'
L-11	S71°57'16"E	60.00'
L-12	S71°57'16"E	120.00'



SUBJECT PROPERTY DOES  
NOT LIE WITHIN THE  
100 YEAR FLOODPLAIN  
AS PER:  
LEON COUNTY, FLORIDA  
ZONE "X"  
120144 0305D,  
INDEX: 11/19/97

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE  
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM  
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

## NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- The Bearings for this plat are based upon the Westerly boundary of Piney Z Phase 5 (as monumented) being South 18 degrees 02 minutes 44 seconds West as per record plat.
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
- An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00'	39.27'	35.36'	N26°57'16"W	90°00'00"
C-2	960.00'	59.98'	59.97'	N06°24'00"E	03°34'47"
C-3	70.00'	126.37'	109.90'	N56°19'40"E	103°26'07"
C-4	25.00'	39.27'	35.36'	S26°57'16"E	90°00'00"
C-5	25.00'	39.27'	35.36'	N63°02'44"E	90°00'00"

DATE OF LAST FIELD WORK: 6/18/99



STATE OF FLORIDA  
COUNTY OF LEON  
CLERK OF THE CIRCUIT COURT:  
Accepted for files and recorded this 6<sup>th</sup> day of  
July, A.D. 1999, in Tallahassee, FL.  
(BY) *David Lang*  
Deputy Clerk of the Circuit Court, Leon County, Florida

"NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER"

PREPARED BY:

James "Thurman" Roddenberry

Florida Certificate No. 4261  
Professional Land Surveyor  
P.O. Box 100 114 Municipal Avenue  
Sopchoppy, FL 32358-0418 (850) 982-2538

SHEET 1 OF 2

DATE: 5/17/99 SCALE: 1" = 200' DRAWN BY: B.R. COUNTY: LEON  
FILE: P27ASH1.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-245

## DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Piney Z Limited, (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, platted as PINEY Z, PHASE 7-A, and more particularly described as follows:

A tract of land lying in Section 35, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:  
Begin at a concrete monument (marked #4261) marking the most Northeast corner of Piney Z Phase 1, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 54 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 18 degrees 02 minutes 44 seconds East 488.45 feet to a concrete monument (marked #4261) marking a point of curve to the left, thence run Northwesterly along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 28 degrees 57 minutes 16 seconds West 35.36 feet to a concrete monument (marked #4261), thence run North 71 degrees 57 minutes 16 seconds West 243.04 feet to a concrete monument (marked #4261) lying on a curve concave to the Westerly, thence run Northerly along said curve with a radius of 960.00 feet, through a central angle of 03 degrees 34 minutes 47 seconds, for an arc distance of 59.98 feet, chord being North 06 degrees 24 minutes 00 seconds East 59.97 feet to a concrete monument (marked #4261) marking a point of reverse curve to the right, thence run Northeasterly along said reverse curve with a radius of 70.00 feet, through a central angle of 103 degrees 26 minutes 07 seconds, for an arc distance of 126.37 feet, chord being North 56 degrees 19 minutes 40 seconds East 109.90 feet to a concrete monument (marked #4261), thence run North 11 degrees 42 minutes 59 seconds East 60.20 feet to a concrete monument (marked #4261), thence run North 18 degrees 02 minutes 44 seconds East 145.91 feet to a concrete monument (marked #4261), thence run South 71 degrees 57 minutes 16 seconds East 205.00 feet to a concrete monument (marked #4261), thence run South 71 degrees 57 minutes 16 seconds East 23.70 feet to a concrete monument (marked #4261), thence run South 71 degrees 57 minutes 16 seconds East 60.00 feet to a concrete monument (marked #4261), thence run Southeasterly along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 63 degrees 02 minutes 44 seconds East 35.36 feet to a concrete monument (marked #4261), thence run South 71 degrees 57 minutes 16 seconds East 60.00 feet to a concrete monument (marked #4261) lying on a point of curve concave to the Southeasterly, thence run Northeasterly along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 63 degrees 02 minutes 44 seconds East 35.36 feet to a concrete monument (marked #4261), thence run South 71 degrees 57 minutes 16 seconds East 120.00 feet to a concrete monument (marked #4261), thence run South 18 degrees 02 minutes 44 seconds West 925.00 feet to a concrete monument (marked #4261), thence run North 71 degrees 57 minutes 16 seconds West 145.00 feet to a concrete monument (marked #4261), thence run South 18 degrees 02 minutes 44 seconds West 42.36 feet to a concrete monument (marked #4261), thence run North 71 degrees 57 minutes 16 seconds West 80.00 feet to a concrete monument (marked #4261) lying on the Easterly boundary of said Piney Z Phase 1, thence run North 18 degrees 02 minutes 44 seconds East along said Easterly boundary 103.91 feet to the POINT OF BEGINNING containing 10.71 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage, stormwater management facilities and other purposes incident thereto as shown hereon.
- To the PINEY Z, PHASE 7-A, Home Owners Association all Open Spaces and Landscaped Areas.

THIS THE 17<sup>th</sup> DAY OF June, A.D., 1999

AUTHORIZED SIGNATURE: *James S. Johnston*  
William E. Holland, III  
President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON  
Before me this 17<sup>th</sup> day of June  
A.D. 1999, personally appeared William E. Holland, III, President of PINEY Z LIMITED, a Florida limited partnership, on behalf of the partnership, who is personally known to me or who provided an identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

sign: *James S. Johnston*  
print: James S. Johnston

My Commission Expires: 12-28-01

Commission Number: CC69668

PLAT REVIEWED FOR COMPLIANCE WITH  
CHAPTER 177, FLORIDA STATUTES.

*Bertie L. Anglin*  
BERTIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

## SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and information complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 81G17-6).

*James T. Roddenberry*  
JAMES T. RODDENBERRY  
Surveyor & Mapper FL Certificate #12296  
6/21/99

TALLAHASSEE CITY COMMISSION  
THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND  
THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT  
THIS 23<sup>rd</sup> DAY OF June, A.D. 1999

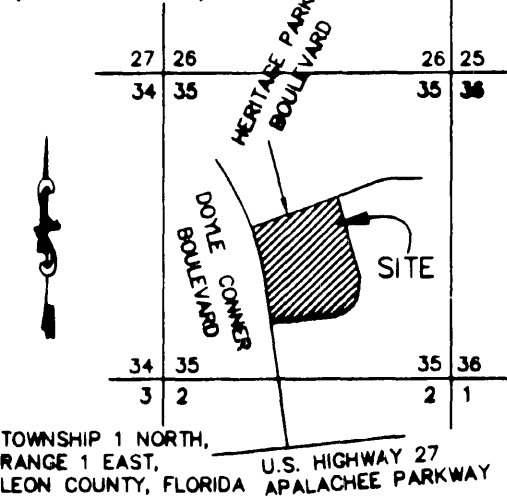
MAYOR: *David Lang*  
CITY ENGINEER: *David Lang*  
CITY TREASURER: *David Lang*  
CITY ATTORNEY: *David Lang*

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS  
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,  
THIS 28<sup>th</sup> DAY OF April, A.D. 1997

LAND USE ADMINISTRATOR

VICINITY MAP  
(NOT TO SCALE)



# PINEY Z PHASE 6

A SUBDIVISION LYING IN SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00'	40.14'	35.97'	S35°19'27\"W	92°00'08\"
C-2	25.00'	41.67'	37.01'	N58°25'55\"W	95°30'36\"
C-3	25.00'	38.30'	34.67'	S29°55'12\"W	87°47'09\"
C-4	25.00'	40.24'	36.03'	N60°04'48\"W	92°12'51\"
C-5	25.00'	39.27'	35.36'	S28°48'47\"W	90°00'00\"
C-6	25.00'	39.27'	35.36'	N61°11'13\"W	90°00'00\"
C-7	25.00'	41.06'	36.60'	S26°45'51\"W	94°05'51\"

## LEGEND

- LOT = SET RE-ROD #4261 UNLESS NOTED OTHERWISE  
LOT =  
S.S.E. = SANITARY SEWER EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
S.W.M.F. = STORMWATER MANAGEMENT FACILITY  
O.R. = OFFICIAL RECORDS  
H.O.A. = HOME OWNERS ASSOCIATION  
C.O.T. = CITY OF TALLAHASSEE  
R/W = RIGHT OF WAY  
FCM = FOUND CONCRETE MONUMENT (4\" x 4\")  
FIR = FOUND IRON ROD (5/8\")  
FIRC = FOUND IRON ROD & CAP (5/8\")  
SCM = SET 4\" x 4\" CONCRETE MONUMENT WITH CAP #4261  
▲ = Delta Angle  
R = Radius  
L = Arc Length  
CD = Chord bearing and distance  
PT = Point of Tangency  
PC = Point of Curvature  
PI = Point of Intersection  
O.R. = Official Record Book of Leon County, Florida  
pg. = Page  
RP = Radius Point  
● = SRR = Set 5/8\" Iron rod with cap #4261  
□ = PRM = Permanent Reference Monument  
T = Township  
R = Range  
▲ = POINT NOT SET  
■ = set 4\" x 4\" concrete monument stamped (PCP #4261)  
● = Set Nail & Cap #4261 = PCP = Permanent Control Point  
(unless noted otherwise)

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE  
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM  
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SUBJECT PROPERTY DOES  
NOT LIE WITHIN THE  
100 YEAR FLOODPLAIN  
AS PER:  
LEON COUNTY, FLORIDA  
ZONE \"X\"  
120144 0305D,  
& 120144 0315D,  
INDEX: 11/19/97

## NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- The Bearings for this plat are based upon the Northerly boundary of Piney Z Phase 4, (as monumented), being South 89 degrees 32 minutes 41 seconds East as per record plat.
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
- An iron rod with plastic cap stamped \"PRM 4261\" has been set at all corners unless otherwise noted.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON  
Before me this 22 day of August  
A.D. 2000, personally appeared Joseph F. Chapman, IV, President of Piney Z Development, Inc., a Florida corporation who is General Partner of Piney Z Limited, a Florida limited partnership, on behalf of the partnership, who is personally known to me or who provided an identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Bridgette D. Foreman  
sign Bridgette D. Foreman  
My Commission Expires: 11-28-03  
Commission Number: CC890781

CLAYE LANG:  
CLERK OF THE CIRCUIT COURT:

Accepted for files and recorded this 28 day of August, A.D. 2000, in Tallahassee  
(BY) Clay Lang  
Clerk of the Circuit Court, Leon County, Florida

PLAT BOOK 12 PAGE 87

## DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON  
Know all men by these presents that Piney Z Limited, (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, platted as PINEY Z, PHASE 8, and more particularly described as follows:  
A tract of land lying in Section 35, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:  
Being at a concrete monument (marked #4261) marking the most Northwesterly corner of Piney Z Phase 4, a subdivision as per map or plat thereof recorded in Plat Book 12 Page 74 of the Public Records of Leon County, Florida, said point also lying on the Easterly right-of-way boundary of Doyle Corner Boulevard. From said POINT OF BEGINNING and leaving said right-of-way boundary run South 89 degrees 32 minutes 41 seconds East 713.50 feet to a concrete monument (marked #4261), thence run North 82 degrees 42 minutes 15 seconds East 65.32 feet to a concrete monument (marked #4261), thence run North 87 degrees 57 minutes 27 seconds East 65.82 feet to a concrete monument (marked #4261), thence run North 53 degrees 10 minutes 18 seconds East 65.82 feet to a concrete monument (marked #4261), thence run North 38 degrees 23 minutes 08 seconds East 65.82 feet to a concrete monument (marked #4261), thence run North 23 degrees 35 minutes 58 seconds East 65.82 feet to a concrete monument (marked #4261), thence run North 08 degrees 48 minutes 49 seconds East 65.82 feet to a concrete monument (marked #4261), thence run North 05 degrees 20 minutes 34 seconds West 60.98 feet to a concrete monument (marked #4261), thence run North 10 degrees 40 minutes 37 seconds West 893.88 feet to a concrete monument (marked #4261) lying on the Southerly right-of-way boundary of Heritage Park Boulevard, thence run Southwesterly and Northwesterly along said right-of-way boundary the following courses: South 81 degrees 18 minutes 31 seconds West 90.19 feet to a concrete monument (marked #4261) along the arc of a curve concave to the Southeast with a radius of 25.00 feet, through a central angle of 92 degrees 00 minutes 08 seconds, for an arc distance of 40.14 feet, chord being South 35 degrees 19 minutes 27 seconds West 35.97 feet to a concrete monument (marked #4261), South 73 degrees 48 minutes 47 seconds West 35.36 feet to a concrete monument (marked #4261), South 74 degrees 58 minutes 32 seconds West 60.18 feet to a concrete monument (marked #4261), along the arc of a curve concave to the Southeast with a radius of 25.00 feet, through a central angle of 87 degrees 47 minutes 08 seconds, for an arc distance of 38.30 feet, chord being South 29 degrees 55 minutes 12 seconds West 34.67 feet to a concrete monument (marked #4261), South 71 degrees 58 minutes 21 seconds West 60.15 feet to a concrete monument (marked #4261), along the arc of a curve concave to the Southeast with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being South 28 degrees 48 minutes 47 seconds West 35.36 feet to a concrete monument (marked #4261), South 73 degrees 48 minutes 47 seconds West 35.36 feet to a concrete monument (marked #4261), along the arc of a curve concave to the Southeast with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 61 degrees 11 minutes 13 seconds West 35.36 feet to a concrete monument (marked #4261), South 73 degrees 48 minutes 47 seconds West 35.36 feet to a concrete monument (marked #4261), South 73 degrees 48 minutes 47 seconds West 35.36 feet to a concrete monument (marked #4261), along the arc of a curve concave to the Southeast with a radius of 25.00 feet, through a central angle of 94 degrees 05 minutes 51 seconds, for an arc distance of 41.06 feet, chord being South 26 degrees 45 minutes 51 seconds West 36.60 feet to a concrete monument (marked #4261) lying on the Easterly right-of-way boundary of Doyle Corner Boulevard, said point also lying on a curve concave to the West, thence run South along said right-of-way boundary and said curve with a radius of 1800.00 feet, through a central angle of 08 degrees 47 minutes 22 seconds, for an arc distance of 278.12 feet, chord being South 15 degrees 53 minutes 24 seconds East 275.85 feet to a concrete monument (marked #4261), thence run South 11 degrees 29 minutes 43 seconds East 58.22 feet to a concrete monument (marked #4261), thence run South 18 degrees 29 minutes 39 seconds East along said right-of-way boundary 572.48 feet to the POINT OF BEGINNING containing 25.26 acres, more or less.

- Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:
- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage and other purposes incident thereto as shown hereon.
  - To the PINEY Z, PHASE 8, Home Owners Association all Open Spaces and Landscape Buffers.

THIS THE 22 DAY OF August, A.D., 2000.

Joseph F. Chapman, IV  
AUTHORIZED SIGNATURE  
Joseph F. Chapman, IV,  
President of Piney Z Development, Inc.

Thurman D. Roddenberry  
WITNESS

PLAT REVIEWED FOR COMPLIANCE WITH  
CHAPTER 177, FLORIDA STATUTES  
Bertie L. Anglin  
BETIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

## SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my  
responsible direction and supervision, is a correct  
representation of the land surveyed, that the Permanent  
Reference Monuments and Permanent Control Points have  
been set and that the survey data and monumentation  
complies with both Chapter 177 of the Florida Statutes  
and with the minimum technical standards for Land  
Surveying (F.A.C. 61G17-8).

James T. Roddenberry  
James T. Roddenberry  
Surveyor, Mapping, FL Certificate No. 4261  
DATE 8/22/00

\*NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER\*

PREPARED BY:

James \"Thurman\" Roddenberry  
Florida Certificate No. 4261

Professional Land Surveyor  
P.O. Box 100 114 Municipal Avenue  
Seaphappy, FL 32358-0100 (850) 962-2538

SHEET 1 OF 2

DATE: 06/01/00	SCALE 1\" = 200'	DRAWN BY: B.R.	COUNTY: LEON
FILE: PZ6SH1.DWG	SEC. 35 T. 1-N R. 1-E	JOB NUMBER: 00-274	

TALLAHASSEE CITY COMMISSION  
THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND  
THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT  
THIS 23 DAY OF August, A.D. 2000.

John J. Davis  
CITY ENGINEER

John J. Davis  
CITY-TREASURER CLERK

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS  
MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE,  
THIS 28 DAY OF April, A.D. 19 97  
Mark Lang  
LAND USE ADMINISTRATOR

DATE OF LAST FIELD WORK: 7/20/00

See 2 of 2 for addressing

Parcel ID#

11-35-35

PINEY Z PHASE 4  
PLAT BOOK 12, PAGE 74

PINEY Z PHASE 4  
PLAT BOOK 12, PAGE 74

PINEY Z PHASE 4  
PLAT BOOK 12, PAGE 74

SECTION 35, T-1-N, R-1-E  
SECTION 2, T-1-S, R-1-E

SECTION 35, T-1-N, R-1-E  
SECTION 2, T-1-S, R-1-E

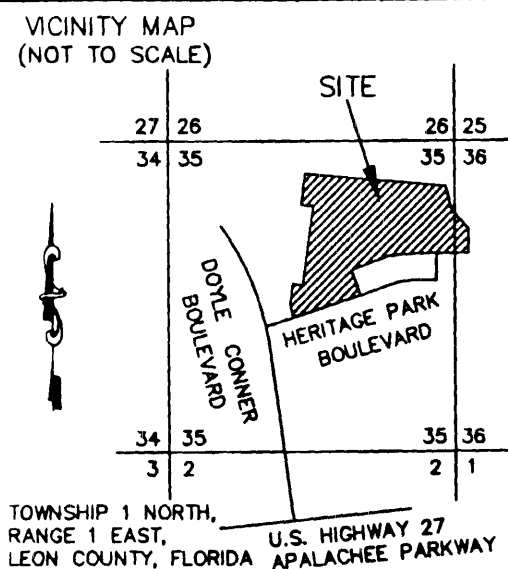
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SECTION 2, T-1-S, R-1-E

SECTION 35, T-1-N, R-1-E  
SECTION 2, T-1-S, R-1-E

SECTION 35, T-1-N, R-1-E  
SECTION 2, T-1-S, R-1-E



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RECORDED IN LEON COUNTY FL  
BOOK: P12 PAGE: 00669  
JUL 06 1999 03:49 PM  
DAVE LANG, CLERK OF COURTS



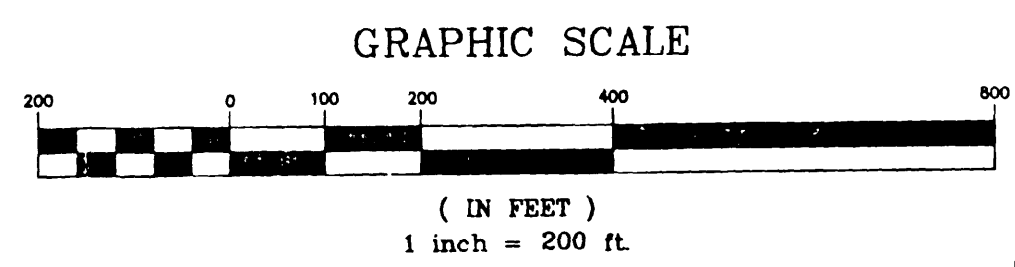
# PINEY Z PHASE 5

A SUBDIVISION LYING IN SECTIONS 35 and 36, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

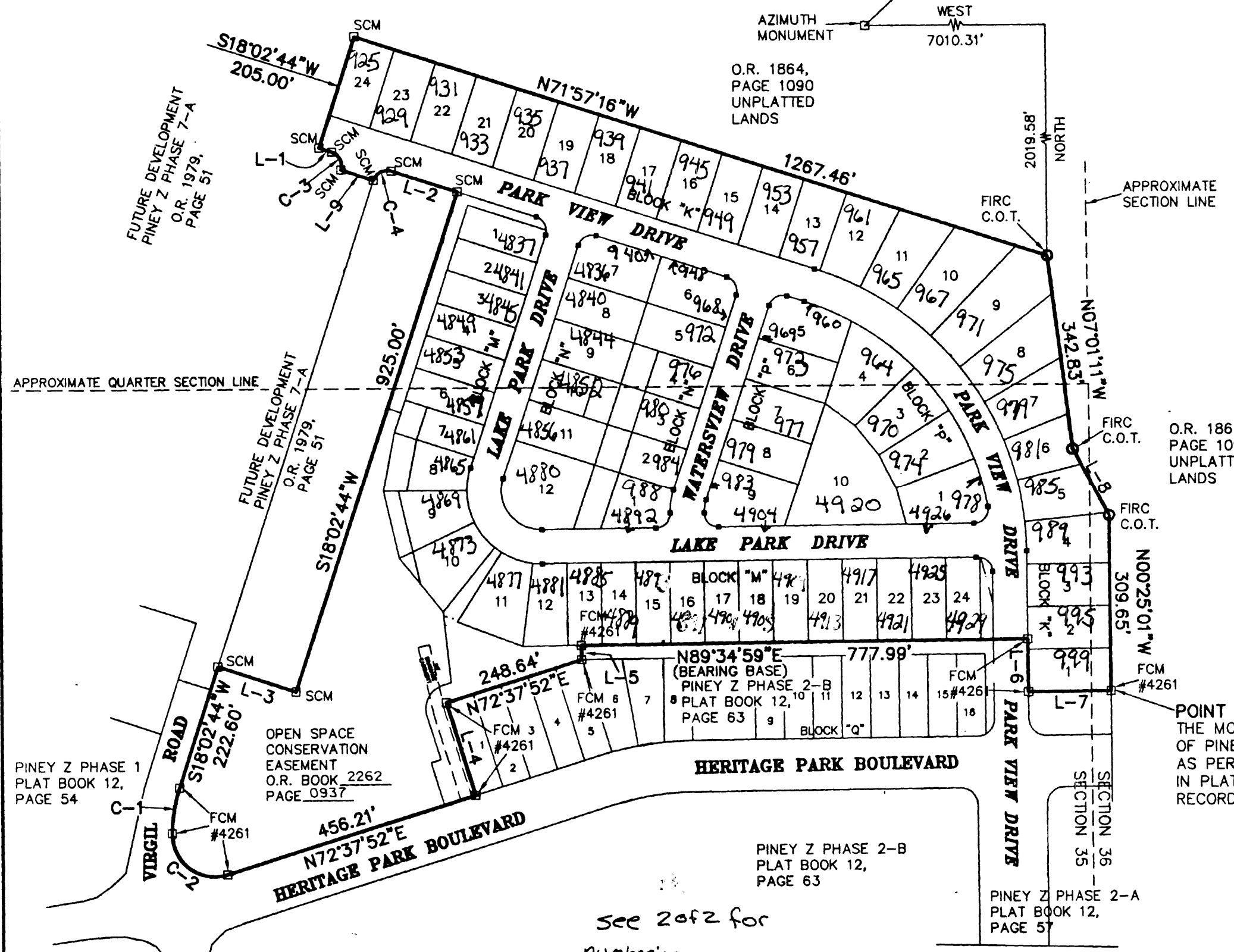
ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.



## LEGEND

- LOT = SET RE-ROD #4261 UNLESS NOTED OTHERWISE
- O.R. = OFFICIAL RECORDS
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.T. = CITY OF TALLAHASSEE
- R/W = RIGHT OF WAY
- FCM = FOUND CONCRETE MONUMENT (4" x 4")
- FIR = FOUND IRON ROD
- FIRC = FOUND IRON ROD & CAP
- SCM = SET 4" x 4" CONCRETE MONUMENT WITH CAP #4261
- Δ = Delta Angle
- R = Radius
- L = Arc Length
- CD = Chord bearing and distance
- PT = Point of Tangency
- PC = Point of Curvature
- PI = Point of Intersection
- O.R. = Official Record Book of Leon County, Florida
- Pg. = Page
- RP = Radius Point
- ⊙ = SRR = Set 5/8" iron rod with cap #4261
- = PRM = Permanent Reference Monument
- T = Township
- R = Range
- ▲ = POINT NOT SET
- = set 4" x 4" concrete monument stamped (PCP #4261) (unless noted otherwise)



Parcel ID#  
11-35-32

DEDICATION  
STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Piney Z Limited, (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, plotted as PINEY Z, PHASE 5, and more particularly described as follows:

A tract of land lying in Sections 35 & 36, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

Begin at a concrete monument (marked #4261) marking the most Northeasterly corner of Piney Z Phase 2-A, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 57 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 00 degrees 25 minutes 01 seconds West 309.65 feet to a re-rod (marked C.O.T.), then run North 28 degrees 39 minutes 21 seconds West 134.77 feet to a re-rod (marked C.O.T.), then run North 07 degrees 01 minutes 11 seconds West 342.83 feet to a re-rod (marked C.O.T.), then run North 71 degrees 57 minutes 18 seconds West 1267.46 feet to a concrete monument (marked #4261), then run South 18 degrees 02 minutes 44 seconds West 205.00 feet to a concrete monument (marked #4261), then run South 71 degrees 57 minutes 16 seconds East 23.70 feet to a concrete monument (marked #4261) marking a point of curve to the right, then run Southeast along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being South 28 degrees 57 minutes 18 seconds East 35.36 feet to a concrete monument (marked #4261), then run South 71 degrees 57 minutes 16 seconds East 60.00 feet to a concrete monument (marked #4261) lying on a point of curve concave to the Southeast, then run Northeasterly along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 63 degrees 02 minutes 44 seconds East 35.36 feet to a concrete monument (marked #4261), then run South 71 degrees 57 minutes 16 seconds East 120.00 feet to a concrete monument (marked #4261), then run South 18 degrees 02 minutes 44 seconds West 925.00 feet to a concrete monument (marked #4261), then run North 71 degrees 57 minutes 16 seconds West 145.00 feet to a concrete monument (marked #4261), then run South 18 degrees 02 minutes 44 seconds West along the Easterly right-of-way boundary of Virgil Road and an extension thereof 222.60 feet to a concrete monument (marked #4261), marking a point of curve to the left, then run Southerly along said right-of-way boundary and said curve with a radius of 270.00 feet, through a central angle of 17 degrees 12 minutes 40 seconds, for an arc distance of 81.11 feet, chord being South 09 degrees 26 minutes 24 seconds East 80.80 feet to a concrete monument (marked #4261) marking a point of compound curve, then run Southeast along said right-of-way boundary and along said compound curve with a radius of 75.00 feet, through a central angle of 108 degrees 12 minutes 12 seconds, for an arc distance of 141.64 feet, chord being South 53 degrees 18 minutes 02 seconds East 121.51 feet to a concrete monument (marked #4261) lying on the Northerly right-of-way boundary of Heritage Park Boulevard, then run North 72 degrees 37 minutes 52 seconds East along said Northerly right-of-way boundary 456.21 feet to a concrete monument (marked #4261), then leaving said right-of-way boundary run North 17 degrees 22 minutes 08 seconds West 170.00 feet to a concrete monument (marked #4261), then run North 72 degrees 37 minutes 52 seconds East 248.64 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 25.00 feet to a concrete monument (marked #4261), then run North 89 degrees 34 minutes 59 seconds East 777.99 feet to a concrete monument (marked #4261) lying on the Easterly right-of-way boundary of Park View Drive, then run South 00 degrees 25 minutes 01 seconds East along said right-of-way boundary 93.06 feet to a concrete monument (marked #4261), then leaving said right-of-way boundary run North 89 degrees 34 minutes 59 seconds East 145.00 feet to the POINT OF BEGINNING containing 28.45 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage, stormwater management facilities and other purposes incident thereto as shown hereon.
- To the PINEY Z, PHASE 5, Home Owners Association all Open Spaces and Landscape Buffers.

THIS THE 17th DAY OF JUNE, A.D., 1999

AUTHORIZED SIGNATURE  
William E. Holland, III  
President

WITNESS  
JANE S. JOHNSTON

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON

Before me this 17th day of June, A.D. 1999, personally appeared William E. Holland, III, President of PINEY Z LIMITED, a Florida limited partnership, on behalf of the partnership, who is personally known to me or who provided an identification and acknowledged that they executed the foregoing dedication freely and voluntarily for the uses and purposes therein stated and did take an oath.

NOTARY PUBLIC - STATE OF FLORIDA  
sign: Jane S. Johnston  
print: Jane S. Johnston

My Commission Expires: 12-28-01  
Commission Number: 06199668  
Jane S. Johnston  
PLAT REVIEWED FOR COMMISSIONER AND NOTARY PUBLIC  
CHAPTER 177.001, F.S.A. STATED EXPIRATION DATE: 12/28/2001  
Bertie L. Anglin  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

SURVEYOR'S CERTIFICATION:  
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177.001, F.S.A. and the minimum technical standards for land surveying (F.A.C. 61G17-6).

James T. Roddenberry  
Surveyor & Mapper Fl. Certificate No. 4261  
6/21/99

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS PER: LEON COUNTY, FLORIDA ZONE "X" 120144 0305D, & 120144 0315D, INDEX: 11/19/97

## NOTES:

- This survey is dependent upon EXISTING MONUMENTATION.
- The Bearings for this plat are based upon the Northerly boundary of Piney Z Phase 2-B (as monumented) being North 89 degrees 34 minutes 59 seconds East as per record plat.
- NO IMPROVEMENTS have been located other than shown hereon.
- All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
- The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
- An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	270.00'	81.11'	80.80'	S09°26'24"W	177°2'40"
C-2	75.00'	141.64'	121.51'	S53°18'02"E	108°12'12"
C-3	25.00'	39.27'	35.36'	S26°57'16"E	90°00'00"
C-4	25.00'	39.27'	35.36'	N63°02'44"E	90°00'00"

LINE	DIRECTION	DISTANCE
L-1	S71°57'16"E	23.70'
L-2	S71°57'16"E	120.00'
L-3	N71°57'16"W	145.00'
L-4	N17°22'08"W	170.00'
L-5	S00°25'01"W	25.00'
L-6	S00°25'01"E	93.06'
L-7	N89°34'59"E	145.00'
L-8	N28°39'21"W	134.77'
L-9	S71°57'16"E	60.00'

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF LEON

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE, THIS 22nd DAY OF April, A.D. 1999.

DAVE LANG  
CITY ENGINEER

THOMAS J. RODDENBERRY  
CITY TREASURER/CLERK

DATE OF LAST FIELD WORK: 6/18/99

Accepted for files and recorded this 6th day of July, A.D. 1999, in Tallahassee, FL.

(BY) Dave Lang  
Deputy Clerk of the Circuit Court, Leon County, Florida

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

PREPARED BY: James "Thurman" Roddenberry  
Florida Certificate No. 4261  
Professional Land Surveyor  
P.O. Box 100 114 Municipal Avenue  
Sopchoppy, FL 32358-0418 (850) 962-2538

DATE: 5/17/99 SCALE: 1" = 200' DRAWN BY: B.R. COUNTY: LEON

FILE: PZ5SH1.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-244

SHEET 1 OF 2

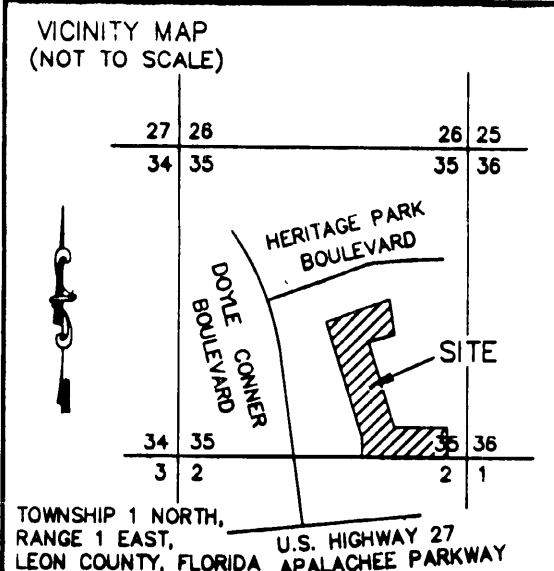
TALLAHASSEE CITY COMMISSION  
THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT THIS 22nd DAY OF June, A.D. 1999.

MAYOR: [Signature]  
CITY ENGINEER: [Signature]  
CITY TREASURER/CLERK: [Signature]





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BOOK 12  
PAGE 00064  
MAY 03 1999 03:52 PM  
DAVE LANG, CLERK OF COURTS



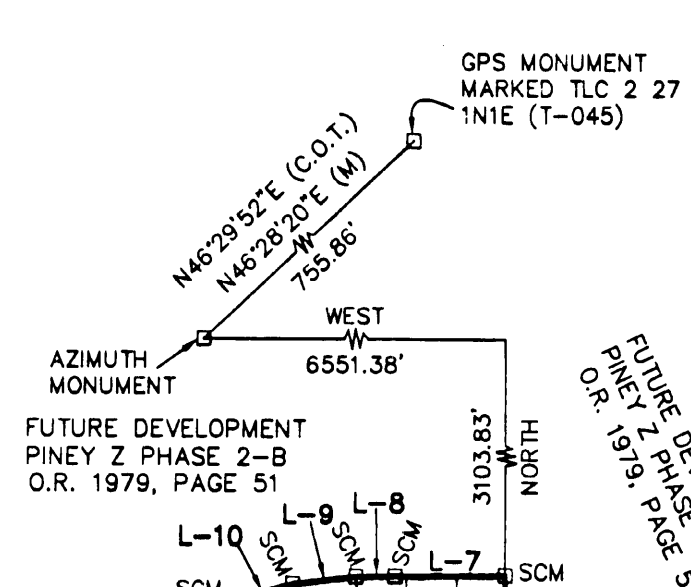
# PINEY Z PHASE 3

A SUBDIVISION LYING IN SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 EAST,  
LEON COUNTY, FLORIDA, AND LYING WITHIN  
THE CITY LIMITS OF TALLAHASSEE, FLORIDA.

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

LINE	DIRECTION	DISTANCE
L-1	N67°21'03"E	85.85'
L-2	N72°37'52"E	196.54'
L-3	N89°34'59"E	200.86'
L-4	N00°25'01"W	129.49'
L-5	N00°25'01"W	60.00'
L-6	N89°34'59"E	10.00'
L-7	S89°34'59"W	114.03'
L-8	S89°04'12"W	40.67'
L-9	S83°21'20"W	66.01'
L-10	S75°28'52"W	66.03'
L-11	N32°36'08"W	25.91'
L-12	S52°26'32"W	124.25'
L-13	S79°19'23"W	122.98'
L-14	S01°58'01"W	60.02'
L-15	S00°27'19"W	173.97'
L-16	N00°27'19"E	175.00'
L-17	N89°32'41"W	25.02'
L-18	N00°25'01"W	205.02'



PLAT BOOK 12 PAGE 64

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

**DEDICATION**  
STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Piney Z Limited, (a Florida limited partnership, organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, platted as PINEY Z, PHASE 3, and more particularly described as follows:

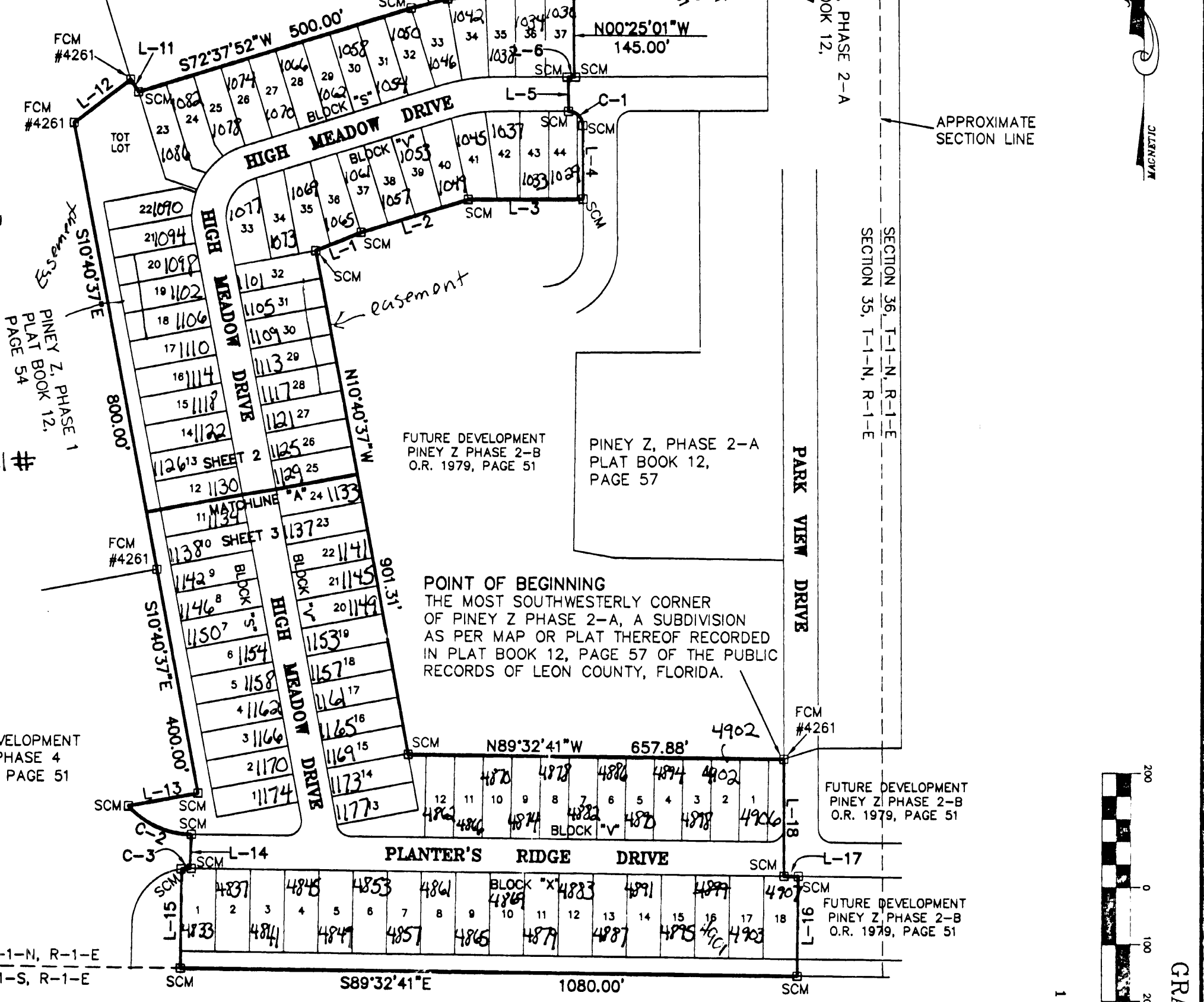
A tract of land lying in Section 35, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

Begin at a concrete monument (marked #4261) marking the most Southwesterly corner of Pine Z Phase 2A, a subdivision as per map or plat thereof recorded in Plat Book 12, Page 57 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 89 degrees 32 minutes 41 seconds West 572.37 feet to a concrete monument (marked #4261), then run North 10 degrees 40 minutes 37 seconds West 901.31 feet to a concrete monument (marked #4261), then run North 67 degrees 21 minutes 03 seconds East 85.85 feet to a concrete monument (marked #4261), then run North 72 degrees 37 minutes 52 seconds East 196.54 feet to a concrete monument (marked #4261), then run North 89 degrees 34 minutes 59 seconds East 200.86 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 129.49 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 60.00 feet to a concrete monument (marked #4261), then run North 89 degrees 34 minutes 59 seconds East 10.00 feet to a concrete monument (marked #4261) marking a point of curve to the left, then run Northwesterly along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet, chord being North 45 degrees 25 minutes 01 seconds West 14.03 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 60.00 feet to a concrete monument (marked #4261), then run North 89 degrees 34 minutes 59 seconds East 10.00 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 14.03 feet to a concrete monument (marked #4261), then run South 89 degrees 34 minutes 59 seconds East 10.00 feet to a concrete monument (marked #4261), then run South 75 degrees 28 minutes 52 seconds West 66.03 feet to a concrete monument (marked #4261), then run South 72 degrees 37 minutes 52 seconds West 500.00 feet to a concrete monument (marked #4261), then run North 32 degrees 36 minutes 08 seconds West 25.91 feet to a concrete monument (marked #4261), then run South 52 degrees 26 minutes 32 seconds West 124.25 feet to a concrete monument (marked #4261), then run South 10 degrees 40 minutes 37 seconds East 800.00 feet to a concrete monument (marked #4261), then continue South: 10 degrees 40 minutes 37 seconds East 400.00 feet to a concrete monument (marked #4261), then run South 79 degrees 19 minutes 23 seconds West 122.98 feet to a concrete monument (marked #4261) lying on a curve concave to the Northeast, then run Southeast along said curve with a radius of 150.00 feet, through a central angle of 47 degrees 25 minutes 45 seconds, for an arc distance of 124.17 feet, chord being South 65 degrees 49 minutes 49 seconds East 120.65 feet to a concrete monument (marked #4261), then run South 01 degrees 58 minutes 01 seconds West 60.02 feet to a concrete monument (marked #4261) lying on a curve concave to the Southeast, then run Southwesterly along said curve with a radius of 100.00 feet, through a central angle of 08 degrees 13 minutes 54 seconds, for an arc distance of 14.37 feet, chord being South 86 degrees 20 minutes 22 seconds West 14.35 feet to a concrete monument (marked #4261), then run South 00 degrees 27 minutes 19 seconds West 173.97 feet to a concrete monument (marked #4261) lying on the South boundary of Section 35, Township 1 North, Range 1 East, Leon County, Florida, then run South 89 degrees 32 minutes 41 seconds East along said South boundary (as monumented) a distance of 1080.00 feet to a concrete monument (marked #4261), then run North 00 degrees 27 minutes 19 seconds East 175.00 feet to a concrete monument (marked #4261), then run North 89 degrees 32 minutes 41 seconds West 25.02 feet to a concrete monument (marked #4261), then run North 00 degrees 25 minutes 01 seconds West 205.02 feet to the POINT OF BEGINNING containing 23.78 acres, more or less.

- NOTES:**
- This survey is dependent upon EXISTING MONUMENTATION.
  - The Bearings for this plat are based upon the Southerly boundary of Section 35, Township 1 North, Range 1 East (as monumented) being North 89 degrees 32 minutes 41 seconds West and said bearings also being assumed.
  - NO IMPROVEMENTS have been located other than shown hereon.
  - All platted utility easements shall also allow for Cable Television Services in accordance with Florida Statutes, Chapter 177.091 (29).
  - The construction of permanent structures including fences but excluding driveways by property owners is prohibited within utility and drainage easements.
  - An iron rod with plastic cap stamped "PRM 4261" has been set at all corners unless otherwise noted.

**LEGEND**

- = Set Nail & Cap #4261 = PCP = Permanent Control Point
- LOT = SET RE-ROD #4261 UNLESS NOTED OTHERWISE
- O.R. = OFFICIAL RECORDS
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.T. = CITY OF TALLAHASSEE
- R/W = RIGHT OF WAY
- FCM = Found Concrete Monument (4" x 4")
- FIR = Found Iron Rod
- FIRC = Found Iron Rod & Cap
- SCM = Set 4" x 4" Concrete Monument with cap #4261
- Δ = Delta Angle
- R = Radius
- L = Arc Length
- CD = Chord bearing and distance
- PT = Point of Tangency
- PC = Point of Curvature
- PI = Point of Intersection
- O.R. = Official Record Book of Leon County, Florida
- pg. = Page
- RP = Radius Point
- = SRR = Set 5/8" iron rod with cap #4261
- = PRM = Permanent Reference Monument
- = PCP = Permanent Control Point = SCM
- T = Township
- R = Range
- ▲ = POINT NOT SET



Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:

- To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage, stormwater management facilities and other purposes incident thereto as shown hereon.
- To the PINEY Z, PHASE 3, Home Owners Association all Open Spaces and Landscape Buffers.

THIS THE 21<sup>st</sup> DAY OF April, A.D., 1999

AUTHORIZED SIGNATURE: William E. Holland, III, President

WITNESS: [Signature]

STATE OF FLORIDA  
COUNTY OF LEON

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS PER: LEON COUNTY, FLORIDA ZONE "X" 120144 0305D, & 120144 0315D, INDEX: 11/19/97

THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVAL PROVISIONS MADE BY THE CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE, THIS 28<sup>th</sup> DAY OF April, A.D. 1999

LAND USE ADMINISTRATOR

**ACKNOWLEDGEMENT**

TALLAHASSEE CITY COMMISSION

THE CITY OF TALLAHASSEE, FLORIDA JOINS IN THE DEDICATION, AND THE CITY COMMISSION OF TALLAHASSEE, FLORIDA APPROVES THIS PLAT THIS DAY OF April, A.D. 1999

MAYOR: [Signature]

CITY ENGINEER: [Signature]

CITY TREASURER: [Signature]

NOTARY PUBLIC - STATE OF FLORIDA

sign: Jane S. Johnston

print: Jane S. Johnston

My Commission Expires: December 28, 2001

Commission Number: [Number]

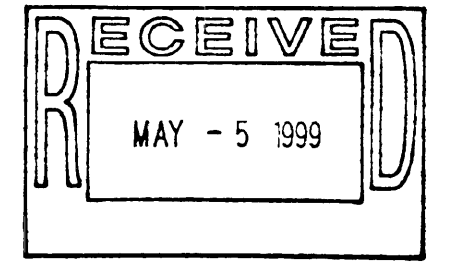
CLERK OF THE CIRCUIT COURT:

Accepted for filing and recorded this day of April, A.D., 1999, in

By: [Signature]

Deputy Clerk

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00'	39.27'	35.36'	N45°25'01"W	90°00'00"
C-2	150.00'	124.17'	120.65'	S65°49'49"E	47°25'45"
C-3	100.00'	14.37'	14.35'	S86°20'22"W	08°13'54"



PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

BERTIE L. ANGLIN  
CITY LAND SURVEYOR  
PROFESSIONAL SURVEYOR & MAPPER #2296

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and with the minimum technical standards for Land Surveying (F.A.C. 61G17-6).

James T. Roddenberry  
Surveyor & Mapper P. Certificate No. 4261  
DATE: 5/13/99

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

PREPARED BY: James "Thurman" Roddenberry

Florida Certificate No. 4261

Professional Land Surveyor

P.O. Box 100  
Sopchoppy, FL 32358-0418 (850) 962-2538

DATE: 3/16/99 SCALE 1" = 200' DRAWN BY: B.R. COUNTY: LEON

FILE: PZ3SH.DWG SEC. 35 T. 1-N R. 1-E JOB NUMBER: 99-135

